

AQUARIUS CONDOMINIUM ASSOCIATION
Construction Committee Minutes June 1st, 2017

Attendees:

Construction Committee: Alex Zoob, Sharon Smith, Zina Bluband

Members of the Board of Directors: Buck Gupta, Linda Satz, Cecilio Berndsen

AP Management: Adrian Paredes

Contractors:

- Hillman Engineering (Hillman): Kevin Dubrey, Andrew DiCesare
- Structural Preservation Systems, LLC (Structural): Cale Delarey, Jean-Simon Berube

Meeting was also attended by a significant number of Unit Owners.

Agenda

Hillman Engineering and Structural Preservation

- 1) Construction schedule for 90 days looking forward.
- 2) Weekly information on any construction issues that may affect the owners.
- 3) "Life events" weekly construction update.
- 4) Progress on the design of beach access.

AP management

- 5) Any preconstruction/construction related problems or news related to the contracts currently under consideration.

1) Construction schedule for 90 days looking forward.

Revised schedule was provided. This schedule will be updated and revised on a monthly basis. Balcony access equipment installation was completed according to the schedule.

2) Weekly information on any construction issues that may affect the owners.

Work on shutters removal is in progress. Structural completed removal of the shutters on stocks 6 and 7. Currently working on stock 4. There were some problems with coordinating shutters storage. Mainly because the owners have not been present in the units and removal of shutters started before the list of owners who would like the shutters to be stored inside their units was created. AP created this list and shared it with the Structural crew. If the owner is absent during the shutters removal, the Structural will access unit with the Aquarius Security present. All unit owners who have not provided directions to the office regarding storage of shutters will have their shutters stored in the garage storage that will be located in area of parking spaces from 266 to 270. Storage structure will have locks for the security. The budget for storage construction will be available to the BOD in about 2 weeks. There is continuing concern about reinstallation of shutters at the end of construction due to the following reasons:

- a) It is not clear if the physical dimensions of new balconies with glass railing will be able to accommodate the existing shutters (set back of glass railings is different from the existing railing location).
- b) Height of existing shutters for majority of balconies was determined based on the tiled flooring. Since the new balconies will not have tiles, the shutters could be too short.

c) Some shutters have been installed in front of sliding doors, while others installed close to the railings. We have been told that the BOD will determine location for the shutters reinstallation. The original permits for shutters included shutters location; therefore if location is changed it might invalidate the permit. Furthermore, shutters originally installed close to the railings are too wide for installation next to a sliding door. Hillman will investigate code requirement (if any) for the shutters locations. Both, Structural and Hillman will have to address concerns listed in items a) through c), since it directly affects owners' potential financial liability. Committee will continue to address this issue till the solution is found.

3) "Life events" weekly construction update.

The current beach access is closed due to the construction of beach access in the east wall of South tower's storage area. Structural is anticipating completion of this work by next Wednesday. Until Wednesday, the beach access will be open only after business hours, with the exception of weekend when it will be open from sunrise to sunset. Once the work on beach access is completed, the owners will be able to use both beach accesses from dusk till dawn. When construction on the east pool starts, current access will be closed and the only beach access will be through the South tower storage area.

4) Progress on the design of beach access from the east pool deck.

Hillman made presentation on the conceptual design of new stairs leading to the beach. The design contemplates inclusion of stairs with 3 landings providing safer, user-friendly access. The budget for stairs will be available to the BOD in about 3 weeks. Current contract does not include new staircase, only repair/restoration of existing one.

AP management

5) Any preconstruction/construction related problems or news related to the contracts currently under consideration.

Adrian Paredes, Property manager provides weekly updates and progress report for the current week. If there are issues to be discussed in addition to his report Adrian will address these issues during the meeting.

Meeting adjourned about 12:15 pm to allow for the committee to visit the construction site for beach access in the South tower storage area. Cecilio's efforts to arrange this tour for us are greatly appreciated.

Signed: Zina Bluband, Committee Chair